



The City of Seattle

International Special Review District

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ISRD 177/09

MINUTES FOR THE MEETING OF TUESDAY, June 9, 2009

Time: 4:30pm
Place: Bush Asia Center
409 Maynard Avenue S.
Basement meeting room

Board Members Present

John Bisbee
Weng Chan
Misun Chung Gerrick
Robert Ha
Bill Lee
Rich Murakami
Joshua Osborne-Klein

Staff

Rebecca Frestedt
Melinda Bloom

Absent

Chair Robert Ha called the meeting to order at 4:38 p.m.

060909.1 APPROVAL OF MINUTES

Move to approve the minutes of April 28, 2009, as presented.

MM/SC/JOK/RM 7:0:0

Move to approve the minutes of May 12, 2009, as presented.

MM/SC/RM/MCG 6:0:1

Mr. Osborne-Klein abstained, as he was absent at the meeting of May 12th.

060909.2 CERTIFICATES OF APPROVAL

060909.21

Dim Sum King

617 S. Jackson St. (Bush Hotel)

Applicant: Peter Lai, Action Design Signs

Signage: Proposed installation of two business identification signs.

Ms. Frestedt explained the proposal to change the face of the existing blade sign to reflect the new business name and proposed installation of a new ¼" thick dibond business identification sign (dimensions 10'w x 2'6"h) to be attached above the entrance on the S. Jackson St. façade.

**Administered by The Historic Preservation Program
The Seattle Department of Neighborhoods**

"Printed on Recycled Paper"

No illumination is proposed. Exhibits include drawings, photographs and attachment details. She said the proposed signage meets the allowance requirements of SMC 23.66.338. The amount of signage proposed is 73 sq. ft. She allowance is 78 sq. ft. She noted that the business is located within the Asian Design Character District. The Board approved a Change of Use for the restaurant in April 2009. She introduced the applicant, Peter Lai.

Applicant Comment:

Mr. Lai provided additional photos of the outside of the building and distributed material samples. He explained that the blade sign would use the existing stanchion. He said the background would be red with yellow letters. He explained that the second sign would be flat mounted; it will be aluminum dibond with aluminum frame around. Dim Sum would have a space between the words "Dim" and "Sum".

Public Comment: There was no public comment.

Board Discussion:

Ms. Chung Gerrick appreciated the color, graphics and inclusion of Asian characters.

Action: I move that the International Special Review District Board approve a Certificate of Approval for signage, as proposed.

The proposed alterations meet the following sections of the **International Special Review District Ordinance and applicable Guidelines:**

**ISRD Design Guidelines for Awnings and Canopies, Façade Alterations and Signs
IV. Signage**

Design Guidelines for Signs

II. A. Buildings with Multiple Tenants

The following design guidelines apply to buildings with multiple tenants:

1. All signs on a single building shall be coordinated as to size, shape, color and location. They shall be of shapes, colors, and textures compatible with each other and with the architecture and exterior finish materials of the building.

SMC 23.66.338 – Business identification signs

MM/SC/JOK/BL

7:0:0 Motion carried.

060909.22

Maynard Ave. S. and S. Jackson St.

Applicant: Jonathan Dong, SDOT

Messrs. Ha and Chen provided Cantonese interpretation of the discussion for members of the public.

Street Use: Proposal to install a second bus shelter at the bus stop on the south side of Jackson St.

Ms. Frestedt explained the proposal to install an additional bus shelter at the bus stop located on the southeast side of the intersection at Jackson St. S. and S. Maynard Ave. She distributed photographs and specification details. She noted that the ISRD Board approved the murals on the existing shelter in 2004. She said that the applicants are returning to the Board following a request for additional information related to the proposal, initially introduced at the meeting of May 28th. The current proposal does not include an artistic component. Site map and photos were provided to Board members and to members of the public.

Applicants Jonathan Dong, SDOT, and Dale Cummings, Metro Transit, explained the heavy bus ridership along the Jackson/Rainier corridor and said that was part of the inspiration for the proposal. They stated that this is a continuation of the proposal to expand the existing sidewalk and to move the existing closer to the curb and away from businesses. They requested approval to add a second shelter. The new shelter would look identical to existing but would both be newly refurbished and include lighting.

Mr. Cummings said Metro considered a double-length shelter at this location, but opted to proposed two separate structures. Mr. Cummings said he worked closely with Metro to enlarge sidewalk which will expand the waiting area and bring bus passengers away from the buildings and into the shelter area. He said the shelters would be spaced 10 feet apart.

Mr. Dong said he met with Mike Turner, the property manager for the adjacent building. He stated that Mr. Turner supports the proposal for an additional shelter.

Public comment:

Business owner Minh Chau expressed concern about safety and the potential for increased criminal activity around a second shelter. She said one shelter is enough.

Joyce Chan owns the business Joyce's Flowers in front of the existing bus stop and also expressed concern about safety and security issues. She said that one bus stop was already problematic and a second one would add to the problems. She said the current shelter is illuminated by a nearby light post. She was not concerned with people standing next to her business.

Mui Dieng, Asia BBQ, expressed concern about safety, security and health issues.

Richard Huie, SCIDPDA, expressed concern that a 2nd shelter would exacerbate existing public safety problems. He questioned the need for a 2nd shelter and noted the problem with trash. He said a single refurbished lighted shelter would be sufficient.

Board Discussion:

Ms. Chung Gerrick asked if other shelter options had been considered.

Mr. Cummings said that it would be possible to remove the walls from the shelter and just leave the frame and overhead protection.

Members of the community spoke up and reiterated that they prefer a smaller shelter that is as open as possible. A couple of business owners stated that they don't mind having people standing near the doors, because it could be good for business.

Board members discussed options to make the shelters functional yet safe because public safety is one of the largest concerns in the community. The Board supported the addition of lighting to the existing shelter. Board members asked if there was customer demand for shelters. Mr. Cummings responded that the proposal was based on the volume of riders.

The Board continued to discuss alternative shelter configurations and determined that one refurbished shelter with seating, excluding walls and glazing and the addition of illumination would be preferred.

Mr. Murakami said that he supports the installation of concrete footing for a second shelter to be considered at a later date. Mr. Ha agreed.

Mr. Osborne-Klein said that he would like Metro to provide information assessing demand for a second shelter, if proposed as part of a separate application. Mr. Bisbee suggested that Metro Transit police closely monitor this stop, given stated public safety concerns.

Action: I move that the International Special Review District Board approve a Certificate of Approval for the existing shelter to be moved closer to the curb and replaced with newer refurbished shelter that has no walls or windows but a bench and lighting and to approve a foundation for a second shelter and to deny the proposal for a second shelter.

The proposed alterations meet the following sections of the **International Special Review District Ordinance and applicable Guidelines:**

SMC 23.66.030 – Certificates of approval – Application, review and appeals
SMC 23.66.334 – Streets and sidewalks

MM/SC/JOK/RM

7:0:0 Motion carried.

Joyce Chen thanked the Board for listening to their concerns.

060909.3 BOARD BRIEFING

060909.31 614-624 S. Jackson St. (Havana Hotel)

Mr. Dong, Mr. Cummings, and Mr. Willard Park from Rainier Industries briefed the board on a proposal to install awnings and leaning rails on the Havana Hotel, adjacent to the bus stop on the north side of Jackson St. to accommodate bus passengers.

Mr. Cummings explained he had been working with building owner Doug Lo to install awnings instead of a bus shelter at this location. He said Metro was contributing funding for four lit awnings and leaning rails. He said Mr. Lo was interested in installing additional awnings so there would be continuity across the building's storefronts. Mr. Cumming said the awnings would be stepped to match the grade. He added that the business name would be on the front of the awning and there would be an internal light on the awning. Lights would be centrally controlled by a timer.

Mr. Park went over the drawings of leaning rail options: two sidewalk mounted rails and one building mount. Proposed rails are 42" wide x 36" tall.

Ms. Frestedt went over the Design Guidelines for awnings and said typically lights are used to light the awning itself and there is screening to buffer the light.

Mr. Park explained the lights on the awnings would have diffusers.

Ms. Frestedt explained leaning rails introduce a new element in the district and are not an historic part of the pedestrian streetscape. She had less concern with the sidewalk mounted rail but expressed concern with attachment to a building and said it may jeopardize the integrity of the storefronts.

Mr. Cummings noted the railing would match the building.

Mr. Osborne-Klein expressed concern about obscuring transom windows in a couple locations. In response, the applicants explained the desire to keep a consistent look across the building.

Ms. Frestedt recommended that the applicants explore options on awning design to minimize the visual impact on the transoms.

Mr. Murakami suggested looking at options that work with the band beneath the transoms.

Public Comment:

Alan Kurimura, Uwajimaya, asked who would be responsible for future repair/replacement of the awnings. Mr. Cummings explained there would be an agreement between Metro and the property owner specifying responsibilities. Metro would pay for the initial capital associated with installation and the property owner would be responsible for power and maintenance of the lights and awnings.

Betty Lau, from Chong Wa, asked if there was a need for leaning rails. She said she didn't care for the proposal attached to the building and thought it looked odd.

Vince Banis, property manager, described bus shelter problems and said the awning was a better solution.

Mr. Osborne-Klein appreciated Metro considering alternatives given the community concern with shelters.

Mr. Ha liked the awning concept and said there was more room for people to spread out. He said the railing was good and shared the example of an adjacent business's alarm going off every time someone leaned against the door. He disclosed that he is a tenant in the building and would recuse himself from a future vote.

Mr. Chen liked the consistent awning design.

Ms. Chung Gerrick said she thought it was good because of the rain but thought the design needed work so it would not close off the transom windows. The rail design needed to be defined; she said the proportion of the bars seemed massive in relation to everything else. She said the rail should be mounted on sidewalk instead of building.

Mr. Osborne-Klein agreed with Ms. Chung Gerrick and said he preferred narrowing the dimensions of the awning. He said the rail should be mounted to the sidewalk. He was supportive of the concept of the proposal.

Ms. Frestedt noted an alternative to an awning would be a canopy.

Mr. Osborne-Klein left at 6:35 p.m.

Mr. Murakami said he supported the concept but recommended the applicants minimize the depth and preserve the transom windows as much as possible. He requested a study of different options for the leaning rail and to minimize the bulk and the tube steel and suggested the possibility of a rectilinear form.

Mr. Park stated the rail would be custom made for the project and wouldn't be purchased off the shelf.

Mr. Lee supported a ground attached railing and asked if the color and location would be discussed with the building owner. Mr. Park concurred.

Mr. Bisbee agreed with Ms. Chung Gerrick. He said the existing rail near the stairs gets used because no shelter/bench. He said a sidewalk-mounted railing is preferred and recommended a perforated oval shape.

Mr. Chen supported the awning and agreed with other Board members that the leaning rail be attached to the sidewalk and not the building.

060909.4 GUIDELINE REVISION WORK SESSION

Ms. Frestedt stated that tonight's work session would be abbreviated due to the meeting running long. She provided copies of the latest draft to the Board and summarized the primary changes. She asked Board members to review the matrix of formatting options and provide feedback in detail at the next Guidelines Revision Work Session.

Ms. Lau said there were inaccuracies in the history portion which she thought were misleading. She said she had additional source documents and would email them to Staff. She noted areas where the boundaries were unclear and terms used were biased and contradictory.

Ms. Frestedt welcomed Ms. Lau's comments and asked Ms. Lau to share other resources regarding the history of the neighborhood.

Ms. Chung Gerrick appreciated Ms. Lau's comments and asked for her continued involvement.

Ms. Frestedt explained that part of the adoption of new Guidelines will include a public meeting to present the draft to the community.

Mr. Kurimura said that clarifying boundaries would be helpful.

The meeting was adjourned at 7:18 p.m.

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